

1 **Planning & Zoning Commission Minutes**  
2 **October 19, 2022**

3  
4 This is a regular meeting of the Park County Planning & Zoning Commission held at 1:00pm in  
5 the EOC Room of the County Courthouse at 1002 Sheridan Ave., Cody, WY.

6  
7 **Commission Members Present:**

8 Kimberly Brandon-Wintermote, Chairman  
9 Duncan Bonine, Vice Chairman  
10 Eugene Spiering  
11 Richard Jones  
12 Robert Ferguson  
13

14 **Staff Present:**

15 Joy Hill, Planning Director  
16 Kim Dillivan, Planner II  
17 Jenny Cramer, Planner I  
18 Anthony Camiccia, Planning Tech  
19 Jolene Brakke, Office Assistant III (by virtual means)  
20 Brian Edwards, County Engineer (by virtual means)  
21 Ben McDonald, Public Works (by virtual means)  
22 Mary McKinney, Weed and Pest  
23

24 Chairman Brandon-Wintermote opened the meeting at 1:00pm.  
25

26 **APPROVAL OF MINUTES**

27  
28 Chairman Brandon-Wintermote asked the Commission for comments or changes to the  
29 September 21, 2022 meeting minutes. A MOTION was made by Commissioner Jones to approve  
30 the minutes; the motion was SECONDED by Commissioner Bonine to approve the minutes as  
31 presented. All in favor. Motion carried.  
32

33 **CONSENT AGENDA**

34  
35 Chairman Brandon-Wintermote introduced the commission members and staff, acknowledged  
36 that a public hearing was not required and addressed Consent Agenda item qualifications.  
37

38 Chairman Brandon-Wintermote asked if any member of the Commission wished to remove any  
39 of the items or wished to make a statement. Chairman Brandon-Wintermote asked if all the  
40 commission members received the staff reports and had time to review the materials as well as  
41 having all concerns addressed by the staff.  
42

43 Commissioner Jones made a MOTION to approve the consent agenda. SECOND by  
44 Commissioner Bonine. All in favor. Motion carried. Resolutions and conditions of approval for  
45 each item approved are as follows.  
46

47 **Campbell SS-297 Sketch Plan:** Philip Campbell requests approval of the application and sketch  
48 plan of the Campbell Simple Subdivision (SS-297). The applicant is proposing to create a simple  
49 subdivision comprise of one 10.67-acre lot for residential use. This proposed subdivision is  
50 located in Lot 22 of Tract 49, T52N, R104W of the 6<sup>th</sup> P.M., Park County, Wyoming. The property  
51 is located in a General Rural 5-Acre zoning district with an address of 29 Campbell Lane, Cody.  
52

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53 Commissioner Jones read the conditions of approval (by Resolution # 2022-40) for the Campbell  
54 SS-297 Sketch Plan:

55

56 1. The applicant shall provide all easements as requested by applicable utilities and  
57 special districts, irrigation districts or public agencies providing services. The width  
58 of any utility easement shall be sufficient to allow adequate maintenance of the  
59 system, but in no case shall such utility easement be less than 20 feet in width.  
60 Easements must be identified on the final plat;

61 2. The applicant shall provide any amendments to the Philip J. Campbell Living Trust  
62 and the Patricia L. Campbell Living Trust, or an Affidavit stating there have been  
63 none to the Planning and Zoning Department prior to submitting a Final Plat  
64 Application;

65 3. The applicant shall identify Lot 101 of the Amended Philip Campbell SS-27  
66 Subdivision and the 7-acre parcel bounding Lot 101 on its west line, described as  
67 the West 665.36 feet of Lot 23, Tract 48, T52-R104 on the final plat;

68 4. The applicant shall place a note on the final plat that any further division of Lot 1 of  
69 the Campbell SS-297, the exempt remainder parcel of 100+/- acres and Lot 101 of  
70 Philip Campbell SS-27 must include the adjacent 7-acre parcel in Lot 23, Tract 48  
71 when computing acreage for the further division of these parcels.

72 5. The applicant shall file a Corrective Warranty Deed together with a Record of  
73 Survey to legalize the boundary adjustment intended under Warranty Deed  
74 document no. 2022-2460;

75 6. The applicant shall place a note on the final plat that states: "The water quality is  
76 considered safe for human consumption, however, treatment such as reverse  
77 osmosis is recommended for more palatable water."

78 7. The applicant shall provide a response from Park County Public Works to the  
79 Planning and Zoning Department prior to Final Plat Review by the Board of County  
80 Commissioners;

81 8. The applicant shall provide a response from Rocky Mountain Power prior to Final  
82 Plat Review by the Board of County Commissioners;

83 9. The applicant shall place a note on the final plat stating there are no water rights  
84 tied to the property;

85 10. The applicant shall note the natural drainage location on proposed Lot 1 and place  
86 a note on the final plat stating a natural drainage exists on proposed Lot 1 and  
87 terminates near the middle of the lot. The drainage may flow water during  
88 precipitation events;

89 11. The applicant shall place the following note on the final plat: "Any proposed water  
90 wells on these subdivision lots shall be permitted by the Wyoming State Engineer's  
91 Office prior to installation";

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92 12. The applicant shall otherwise comply with standards in the Park County  
93 Development Regulations and the minimum subdivision requirements as set forth  
94 in Wyoming Statute 18-5-306.

95 See Resolution 2022-40 attached hereto and incorporated herein.

96 **CH Hodson SS-298 Sketch Plan:** Jerry and Colleen Hodson request approval of the application  
97 and sketch plan for the CH Hodson Simple Subdivision (SS-298). The applicants are proposing  
98 a simple subdivision comprised of one 1.29-acre lot and one 5.33-acre lot for residential use.  
99 This proposed subdivision is adjacent to the City of Cody, located in Tract 1 of Fair Acres  
100 Subdivision according to the Plat recorded in Book "F", Page 65, Park County, Wyoming.

101  
102 Commissioner Bonine read the conditions of approval (by Resolution # 2022-41) for the CH  
103 Hodson SS-298 Sketch Plan:

- 104
- 105 1. The applicants shall provide all easements as requested by applicable utilities and  
106 special districts, irrigation districts or public agencies providing services. The width of  
107 any utility easement shall be sufficient to allow adequate maintenance of the system,  
108 but in no case shall such utility easement be less than 20 feet in width. Easements must  
109 be identified on the final plat;
  - 110 2. The applicants shall place the following note on the final plat: "Any proposed water wells  
111 on these subdivision lots shall be permitted by the Wyoming State Engineer's Office  
112 prior to installation";
  - 113 3. The applicants shall provide a response and approved water distribution plan from Cody  
114 Canal Irrigation District, prior to final plat review with the Board of County  
115 Commissioners;
  - 116 4. The applicants shall provide an engineering review from Park County Public Works,  
117 prior to final plat review with the Board of County Commissioners;
  - 118 5. The applicants shall verify whether the natural gas line located along the east property  
119 boundary is a transmission pipeline or a distribution line;
  - 120 6. The final plat shall show the location of any identified wetlands;
  - 121 7. The final plat shall contain a notice of the Wyoming Right to Farm and Ranch Act of  
122 1991; and
  - 123 8. The applicants shall otherwise comply with standards in the Park County  
124 Development Regulations and the minimum subdivision requirements as set forth in  
125 Wyoming Statute 18-5-306.

126 See Resolution 2022-41 attached hereto and incorporated herein.

127 **Faber SS-299 Sketch Plan:** Bret Faber is requesting approval of the application and sketch  
128 plan for the Faber Simple Subdivision (SS-299). The applicant is proposing to create a simple  
129 subdivision comprised of one 1.17-acre lot for residential use. This proposed subdivision is  
130 located in the E2SW/4 in Lot 48, T56N, R99W of the 6<sup>th</sup> P.M., Park County, Wyoming. The  
131 property is located in a General Rural-Powell (GR-P) zoning district with an address of 959 Lane  
132 6, Powell.

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133 Commissioner Ferguson read the conditions of approval (by Resolution # 2022-42) for the Faber  
134 SS-299 Sketch Plan:  
135

136 1. The applicant shall provide all easements as requested by applicable utilities and  
137 special districts, irrigation districts or public agencies providing services. The width of  
138 any utility easement shall be sufficient to allow adequate maintenance of the system,  
139 but in no case shall such utility easement be less than 20 feet in width. Easements  
140 must be identified on the final plat;

141 2. The applicant shall provide to the Planning & Zoning Department a response from  
142 the Shoshone Irrigation District, including an approved water distribution plan, prior  
143 to final plat review by the Board of County Commissioners;

144 3. The applicant shall provide to the Planning and Zoning Department a response from  
145 Public Works, prior to final plat review by the Board County Commissioners;

146 4. The applicant shall place the following note on the final plat: "Any proposed water  
147 wells on these subdivision lots shall be permitted by the Wyoming State Engineer's  
148 Office prior to installation";

149 5. The final plat shall contain a notice of the Wyoming Right to Farm and Ranch Act of  
150 1991; and

151 6. The applicant shall otherwise comply with standards in the Park County  
152 Development Regulations and the minimum subdivision requirements as set forth  
153 in Wyoming Statute 18-5-30.

154 See Resolution 2022-42 attached hereto and incorporated herein.  
155

### 156 REGULAR AGENDA

157  
158 PUBLIC HEARING – Salmo Trutta Preliminary Plat: Nicholas Grigas and Mary Ann Swope  
159 request approval of the preliminary plat for the Salmo Trutta Major Subdivision. The proposed  
160 subdivision is comprised of two lots; each approximately 5.06 acres for residential use. The  
161 proposed subdivision is the re-subdivision of Lot 20A of the Amended Plat of 4 Star Subdivision,  
162 a 10.12-acre parcel located approximately 4.25 miles southwest of Cody, south of State Highway  
163 291, at the terminus of Moonlite Drive. The property is in a General Rural 5-Acre (GR-5) zoning  
164 district with an address of 32 Moonlite Drive.  
165

166 Chairman Brandon-Wintermote reviewed the rules of a public meeting and opened the public  
167 hearing at 1:13pm.  
168

169 There being no comments from Commission members, Kim Dillivan, Planner II, presented the  
170 Staff Report. The Subdivision Improvements Agreement requirement no longer applies.  
171

172 Chairman Brandon-Wintermote asked if any Commission members had questions for Staff.

- 173 • Mary McKinney, Weed and Pest, said the property did and does have significant weed  
174 problems and the applicant has begun working on mitigation.  
175

176 Chairman Brandon-Wintermote asked if the applicant had any questions or comments.

- 177 • Tim Grigas, applicant, did not have any questions or comments. Cody Schatz, Engineering  
178 Associates, was available to answer any questions as well.

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179

180 Chairman Brandon-Wintermote asked if any Commission members had questions for the  
181 applicant. There were none.

182

183 Chairman Brandon-Wintermote asked if there were comments from any members of the public.  
184 There were no comments from those in attendance.

185

186 Commissioner Bonine made a MOTION to close the hearing at 1:26pm; SECONDED by  
187 Commissioner Spiering. All in favor. Motion carried.

188

189 Chairman Brandon-Wintermote asked Commission members if they had any discussion. There  
190 was none.

191

192 Commissioner Bonine made a MOTION to approve the Salmo Trutta Preliminary Plat by  
193 Resolution 2022-43 based on the findings presented and including the following conditions:

194

- 195 1. The applicant shall provide all easements as requested by applicable utilities and  
196 special districts, irrigation districts or public agencies providing services. The  
197 width of any utility easement shall be sufficient to allow adequate maintenance of  
198 the system, but in no case shall such utility easement be less than 20 feet in width.  
199 Easements must be identified on the final plat;
- 200 2. The applicant shall reference the existing Covenants for 4 Star Subdivision, as  
201 Amended, together with their recording information, on the Final Plat;
- 202 3. The applicant shall submit evidence of written approval of irrigation water rights  
203 distribution from both the State Engineer's Office and Cody Canal Irrigation  
204 District to the Planning and Zoning Department prior to final plat review; and
- 205 4. The applicant shall otherwise comply with standards in the Park County  
206 Development Regulations and the minimum subdivision requirements as set forth  
207 in Wyoming Statute 18-5-306.

208

209 Chairman Brandon-Wintermote asked to remove finding #27 from the record. The motion was  
210 SECONDED by Commissioner Jones. All in favor. Motion carried. See Resolution 2022-43  
211 attached hereto and incorporated herein.

211

212 **PUBLIC HEARING – Heart Mountain Interpretive Center Addition SUP-243:** The Heart  
213 Mountain WY Foundation requests approval of the Special Use Permit Application and Site Plan  
214 for the Heart Mountain Interpretive Center Addition SUP-243. The applicants are proposing an  
215 addition to the existing Heart Mountain Interpretive Center major community use to consist of  
216 5,350 sq. ft. added to the west end and 2,450 sq. ft. to the east end of the building with the  
217 potential for a future addition of 2,400 sq. ft. The use is proposed within a 50-acre parcel located  
218 approximately 9.5 miles southwest of Powell, west of State Highway 14A, with an address of 1539  
219 Road 19, Powell. The parcel is described as Tract 25 of Lot 46, Section 7 & 8, T54N, R100W of  
220 the 6<sup>th</sup> P.M., Park County, Wyoming. The property is in a General Rural-Powell (GR-P) zoning  
221 district.

222

223 Chairman Brandon-Wintermote opened the public hearing at 1:29pm.

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224 There being no comments from Commission members, Kim Dillivan, Planner II, presented the  
225 Staff Report. A formal response was received from Public Works since the staff report was  
226 provided to the Commission. The Planning Director provided clarification on required distances  
227 between wells, public water supplies and UIC septic systems.  
228

229 Chairman Brandon-Wintermote asked if any Commission members had questions for Staff.

- 230 • Chairman Brandon-Wintermote asked if there would be a new water quality test. Staff  
231 stated that DEQ will need to review and determine what the requirements for a water  
232 supply will be. If it isn't a public water supply, we will require a new water quality test.
- 233 • Chairman Brandon-Wintermote mentioned a discrepancy between mention of MDU vs.  
234 Black Hills Energy.
- 235 • Commissioner Ferguson asked if Condition #4 should be amended to reflect the potential  
236 need for a new water quality test if DEQ does not deem the well a public water supply.  
237 Staff said the requirement stands no matter what – whether the condition states it or not.
- 238 • Commissioner Ferguson asked what the size of the existing center is. Staff indicated that  
239 it appears to be 11,000 square feet. The size of the addition is over 5,000 square feet.
- 240 • Commissioner Jones said if they needed less than 5,000 square feet of change, it could  
241 just be done by a permit. Staff corrected that to say that an addition of any size requires a  
242 new SUP to address the existing and proposed use; the distinction of more than or less  
243 than 5,000 sq. ft. determines whether site plan review is necessary or not.
- 244 • Mary McKinney, Weed and Pest, said since the original SUP was done, the weeds have  
245 been busy. She has been in contact with the applicant. She is requiring a weed plan and  
246 they have been in contact with a commercial applicator to address the significant weeds.  
247 They will work with the applicant to address the issues moving forward.  
248

249 Chairman Brandon-Wintermote asked if the applicant had any questions or comments.

- 250 • Bowen Tubbs, architect, said they are basically doubling the size of the building. They are  
251 looking to bid both of the additional additions. It is Black Hills Energy, not MDU. They are  
252 looking into getting that information. They have a new well design – sent to DEQ with a  
253 civil engineer. Also looking at resolving the issue with the septic and will work with DEQ  
254 on that.
- 255 • Aura Newlin, Heart Mountain Foundation, provided clarification that they are not currently  
256 closed to the public and they do not plan to close to the public during construction. Also,  
257 they will look at the numbers again (for occupancy), she is unsure how the occupancy is  
258 calculated. Bowen said 892 is the max occupancy per the building code, but it does not  
259 reflect the actual occupancy. Staff calculates system.
- 260 • Deni Hirsh, Heart Mountain Foundation, clarified that most of their staff is part-time, as far  
261 as onsite. There are five full-time, some who work remotely. That should be taken into  
262 consideration in terms of the calculations for water and septic. Staff encouraged the  
263 applicant to review the details in the staff report and provide updated numbers if needed.  
264

265 Chairman Brandon-Wintermote asked if any Commission members had questions for the  
266 applicant.

- 267 • Commissioner Jones asked about the exterior lighting plans, is it on a timed system for  
268 only when events are happening or is it 24/7? Cally Steussy said she thinks the parking  
269 lights are on a timed system. They are typically on at sunset to sunrise when staff are  
270 anticipated or when there is an event. She can review the light settings. Commissioner  
271 Jones said he is concerned about ambient light and the impacts of lighting on dark skies.  
272

273 Chairman Brandon-Wintermote asked if there were comments from any members of the public.

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274 There were no comments from those in attendance.

275

276 Commissioner Jones made a MOTION to close the hearing at 2:15pm; SECONDED by  
277 Commissioner Ferguson. All in favor. Motion carried.

278

279 Chairman Brandon-Wintermote asked Commission members if they had any discussion.

280 • Finding #35, 77 and 78 need to be corrected – says MDU and should be Black Hills Energy

281

• Condition #6 – correct MDU – should be Black Hills Energy

282

283 Commissioner Jones made a MOTION to approve the Heart Mountain Interpretive Center  
284 Addition SUP-243 by Resolution 2022-44 based upon the findings presented and including the  
285 following conditions:

286

287 1. Park County noise, lighting, and other nuisance regulations shall apply;

288 2. The applicant shall provide evidence that the Big Horn Basin Fire Inspector has  
289 completed a fire safety inspection and approves of the use of the facility, prior to  
290 commencing the use of the expanded facility;

291 3. The applicant shall provide comments and recommendations from Wyoming's  
292 Department of Environmental Quality, Underground Injection Control program,  
293 regarding their review of septic requirements, prior to application review by the Board  
294 of County Commissioners;

295 4. The applicant shall provide comments and recommendations from Wyoming's  
296 Department of Environmental Quality, regarding their review of domestic water  
297 requirements, prior to application review by the Board of County Commissioners;

298 5. The applicant shall submit an approved Long-Term Noxious Weed Management Plan  
299 to the Planning and Zoning Department, prior to application review by the Board of  
300 County Commissioners;

301 6. The applicant shall provide a response from Black Hills Energy, prior to application  
302 review by the Board of County Commissioners;

303 7. The applicant shall provide a response from Park County Public Works, prior to  
304 application review by the Board of County Commissioners; and

305 8. The applicant shall otherwise comply with standards in the Park County Development  
306 Standards and Regulations.

307

308 The motion was SECONDED by Commissioner Ferguson. All in favor. Motion carried. See  
309 Resolution 2022-44 attached hereto and incorporated herein.

310

311 **PUBLIC HEARING – Barela MS-70 Sketch Plan:** Roy Barela requests approval of the  
312 application and sketch plan for the Barela Minor Subdivision (MS-70). The proposed subdivision  
313 is comprised of three lots; one 1.51-acre lot, one 1.93-acre lot and one 3.3-acre lot, each for  
314 residential and agricultural use. The proposed subdivision is within a 6.74-acre parcel located  
315 within Tract 2, Lot 98, T55N, R100W of the 6<sup>th</sup> P.M., Park County, WY. The property is  
316 approximately four miles west-southwest of Powell, in a General Rural-Powell (GR-P) zoning  
317 district, with an address of 1002 Road14, Powell.

318

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319 Chairman Brandon-Wintermote opened the public hearing at 2:19pm.  
320 There being no comments from Commission members, Kim Dillivan, Planner II, presented the  
321 Staff Report. Staff made a correction that gas is stubbed to Lot 2 only, but it is close to Lots 1 and  
322 3. We have received a formal response from Public Works.

323  
324 Chairman Brandon-Wintermote asked if any Commission members had questions for Staff.

- 325 • Commissioner Ferguson mentioned that the surrounding areas appear to be in ag, with a  
326 few residences. If you expand that out, does it appear that there are other densities similar  
327 to this nearby? Staff said possibly within a mile. This is not too far north of Ralston.
- 328 • Mary McKinney, Weed and Pest, said they have received a weed plan. She is not sure if  
329 the applicant has begun mitigation of any of the weeds. It is a good time to treat for weeds  
330 through the end of the year. Limiting disturbance helps to reduce nuisance species.

331  
332 Chairman Brandon-Wintermote asked if the applicant had any questions or comments.

- 333 • Scott Lewis, Granite Engineering, clarified that the new pole will be in the northeast corner  
334 of Lot 3. There is a pipeline on the site, and they have tried to comply with the irrigation  
335 district.
- 336 • Chairman Brandon-Wintermote asked if the location of the buried tile drain is shown. Scott  
337 said there is a platted area where the tile drain is supposed to be. The soil results on perc  
338 seemed unexpected. They may rerun the test since the soils seem consistent across the  
339 property.
- 340 • Mr. Barela agrees that he would like to run the perc test again to ensure it is correct. Staff  
341 asked Mr. Barela to confirm that staff reported the numbers correctly before running a new  
342 test.

343  
344 Chairman Brandon-Wintermote asked if any Commission members had questions for the  
345 applicant.

- 346 • Commissioner Ferguson asked there is intent to build on the lots. Mr. Barela said yes.

347  
348 Chairman Brandon-Wintermote asked if there were comments from any members of the public.  
349 There were no comments from those in attendance.

350  
351 Commissioner Bonine made a MOTION to close the hearing at 2:44pm; SECONDED by  
352 Commissioner Jones. All in favor. Motion carried.

353  
354 Chairman Brandon-Wintermote asked Commission members if they had any discussion.

- 355 • Condition #3 – strike
- 356 • Finding #30 – cross out “not”
- 357 • If they don’t retest, there should be a note on the plat regarding non-conventional septic  
358 systems.

359  
360 Commissioner Bonine made a MOTION to approve Barela MS-70 by Resolution 2022-45 based  
361 upon the findings presented and including the following conditions:

- 362  
363 1. The applicant shall provide all easements as requested by applicable utilities and  
364 special districts, irrigation districts or public agencies providing services. The width of  
365 any utility easement shall be sufficient to allow adequate maintenance of the system,  
366 but in no case shall such utility easement be less than 20 feet in width. Easements



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- 367 must be identified on the final plat;
- 368 2. The applicant shall show the location of the buried irrigation tile drain on the final plat;
- 369 3. The applicant shall place a condition on the final plat that any access approach that  
370 is intended to serve the lots of this subdivision shall meet Park County Road & Bridge  
371 Standards and will require a Right-of-Way Permit from the Park County Public Works  
372 Department;
- 373 4. Following Board approval of the sketch plan and prior to the Board's review of the  
374 final plat, the applicant shall submit an appropriate Subdivision Improvements  
375 Agreement addressing all applicable required improvements (ex. utilities, etc.) for  
376 review by staff and approval of the County Attorney and the Board;
- 377 5. The applicant shall place the following note on the final plat: "Any proposed water  
378 wells on these subdivision lots shall be permitted by the Wyoming State Engineer's  
379 Office prior to installation";
- 380 6. The final plat shall contain a notice of the Wyoming Right to Farm and Ranch Act of  
381 1991; and
- 382 7. The applicant shall otherwise comply with standards in the Park County  
383 Development Regulations and the minimum subdivision requirements as set forth  
384 in Wyoming Statute 18-5-306.

385  
386 The motion was SECONDED by Commissioner Spiering.

387  
388 Commissioner Ferguson said we frequently get comments on other subdivisions about  
389 development – overdevelopment. When we approve a subdivision that is for 20 or 30-acre parcels  
390 into three to five lots, that is different than when we take a small parcel and make even smaller  
391 parcels. We get a lot of pushback for subdivisions like this. He is concerned about these small  
392 lots in an ag use area. Commissioner Bonine said he appreciates the sentiment, but as it stands  
393 right now, the subdivision is within the current zoning and complies with the current regulations,  
394 so he would suggest that we don't have grounds to recommend denial. It is probably the single  
395 driving force behind the update of the Land Use Plan. Chairman Brandon-Wintermote said she  
396 agrees – it is exactly why we are rewriting the Land Use Plan, updating the regulations, and  
397 redoing the zoning map for the County. Commissioner Jones said that within this ag district, you  
398 have two or three residentially zoned properties. It is the seed for the development. Other  
399 properties nearby could also be subdivided. These are already residentially zoned properties, and  
400 it would be hard to not allow the proposal. Hopefully, Land Use planning will change these things  
401 in the future. Commissioner Ferguson asked about the minimum acreage – it is one acre  
402 minimum. Commissioner Duncan said east on Lane 10 within ½-¾ of a mile, there are probably  
403 at least 11 additional residences. It is a heavy residential area already. He doesn't see these two  
404 additional lots adding impact. Commissioner Spiering would like to see this dense development  
405 rather than 5 acre lots for a single residence, where the land is not managed [properly]. This is  
406 pretty dense, but at least it will be managed.

407  
408 All in favor. Motion carried. See Resolution 2022-45 attached hereto and incorporated herein.

409  
410 Chairman Brandon-Wintermote delivered the Chair's report.

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411

412 The Planning Director delivered a report for the Planning and Zoning Department.

413 There being no other business, a MOTION was made by Commissioner Bonine to adjourn the  
414 meeting at 3:48pm. The motion was seconded by Commissioner Jones. All in favor. Motion  
415 carried.

416

417 Respectfully submitted,

418

419

420



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Jolene Brakke, Secretary

**RESOLUTION 2022 - 40  
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMENDATION TO APPROVE  
CAMPBELL SIMPLE SUBDIVISION SS-297 (SS-297) SKETCH PLAN**

**WHEREAS**, Philip Campbell proposes to create a subdivision consisting of one 10.67-acre lot for residential use.

**WHEREAS**, The existing parcel is 110.7+/- acres, therefore a remainder parcel of 100+/- acres will be created;

**WHEREAS**, the proposed subdivision is classified as a simple subdivision which must comply with the Simple Subdivision Review Process;

**WHEREAS**, the application and supporting documents are in substantial compliance with Park County Development Standards and Regulations pertaining to Simple Subdivision sketch plans;

**WHEREAS**, the Planning & Zoning Commission held a duly noticed meeting on October 19, 2022 to consider the sketch plan application and made findings as follows:

1. A Simple Subdivision Permit Application, including payment, was received from Philip J. Campbell on September 8, 2022;
2. The applicant requests approval to create a subdivision consisting of one 10.67-acre lot for residential use. The existing parcel is 110.7+/- acres, therefore a remainder parcel of 100+/- acres will be created, should this subdivision be approved.
3. Applicable regulations are the *Park County, Wyoming 2015 Development Standards and Regulations*, adopted September 15, 2015;
4. The subdivision is classified as a simple subdivision;
5. The subdivision is subject to a condition of lot size averaging that involves the inclusion of other lands outside of the property when considering minimum lot sizes;
6. The lots sizes proposed, taking into consideration the history of the property, are consistent with the General Rural 5-Acre (GR-5) zoning district where the property lies;
7. Ownership of the parcel is affirmed by a Warranty Deed (dated May 1, 2003,

- Doc. 2003-3877) to Philip J. Campbell and Patricia L. Campbell, Trustees under the Philip J. Campbell Living Trust, dated October 24, 2000, an undivided  $\frac{1}{2}$  interest, and Patricia L. Campbell and Philip J. Campbell, Trustees, under the Patricia L. Campbell Living Trust, dated October 24, 2000, an undivided  $\frac{1}{2}$  interest and by a Warranty Deed (dated March 21, 2022, Doc. 2022-2460) to Philip J. Campbell, Trustee of the Philip J. Campbell Living Trust dated October 24, 2000;
8. The property is within Lots 5 & 6 of Tract 49, Section 8, Lots 4, 5, 7 & 10, Lot 6 & Lot 22, Tract 49, Lot 6, Section 17 and Lot 5, Section 18, T.52N., R.104W., 6<sup>th</sup> P.M., Park County, Wyoming;
  9. The proposed subdivision is located approximately 14 miles west of Cody, Wyoming, north of US Highway 14-16-20 and east of Campbell Lane;
  10. Surrounding land uses are exempt lands owned by the Bureau of Land Management to the north and northwest, as well primarily residential lands to the west, south and east. The majority of this parcel to be divided, as well as a 10-acre property bordering the west, is designated agricultural;
  11. The land generally slopes gently from north to south/southeast;
  12. There are a single family residence and barn on the property;
  13. The proposed subdivision is not within a mile of a municipality;
  14. Simple subdivisions are exempt from public hearing requirements;
  15. Notice of Intent to Subdivide was published in the *Cody Enterprise* on August 23, 2022 and August 30, 2022;
  16. Agency referral requirements have been met;
  17. Park County School District #6 will provide bus service to serve this subdivision;
  18. TCT may have the availability and capacity to provide terrestrial wireless internet and VOIP phone service to the proposed subdivision;
  19. Cody Conservation District has submitted a soils report indicating that soils are likely generally suitable for dwellings, roads and streets and septic tank absorption fields;
  20. Two Tough Guys Services LLC can provide trash pickup services to the proposed subdivision;
  21. Park County Weed & Pest indicated a Long-Term Noxious Weed Management plan is not required;

22. Wyoming DEQ provided agency contacts and information for permitting associated with various construction activities;
23. The Park County Treasurer has stated the taxes are paid current on this property;
24. The Wyoming Game & Fish Department stated the proposed subdivision is located within crucial mule deer and bighorn sheep winter range and recommends avoidance of human activity and development from November 15-April 30;
25. The Wyoming Game and Fish Department is concerned with the amount of development within designated crucial habitats and the cumulative impacts over time;
26. The Wyoming Game & Fish Department stated the proposed subdivision is located within grizzly bear habitat. They strongly advise the proponents to exercise "bear awareness".
27. The State Engineer's Office confirmed no water rights exist on the property;
28. Park County Fire Protection District #2 can provide fire protection to the proposed subdivision;
29. USPS has confirmed mail delivery is available to this proposed subdivision;
30. DEQ recommends a note be placed on the final plat regarding water quality;
31. Park County Public Works has not provided a response;
32. Rocky Mountain Power has not provided a response;
33. No public comments have been received;
34. All application submission requirements for sketch plan review have been met;
35. A pre-application meeting was held on July 28, 2022;
36. Park County Title set a requirement that the applicant provide any amendments to the Philip J. Campbell Living Trust and the Patricia L. Campbell Living Trust, or an Affidavit stating there have been none and the Planning and Zoning Department will also require a copy;
37. No new roads are proposed;
38. A note on the sketch plan indicates the site is subject to flooding during high precipitation events; no other hazardous features are known;
39. All wastewater requirements pertaining to sketch plan have been met;

40. Conventional septic systems are likely sufficient should the lots be further developed;
41. On-site wells are proposed for the subdivision lots. The applicant obtained a water sample from a well within ½ mile from 29 Campbell Lane;
42. The water analysis indicates the water sample meets the Safe Drinking water Act requirements;
43. Arsenic and lead were detected at low levels that are considered satisfactory;
44. Total Dissolved Solids, Sulfate and Iron are secondary standards and were detected at objectionable levels, which are mainly based on aesthetics and not health;
45. Sodium was detected at 321 mg/L and levels over 250 mg/L can impart a salty taste and high levels of sodium in drinking water should be noted by people on low sodium diets as it can contribute to hypertension;
46. Agricultural impacts have been addressed;
47. There are no water rights tied to this property, therefore no water distribution plan is required;
48. Simple subdivisions are not required to install utilities;
49. The proposed subdivision lot meets lot standards;
50. Access is proposed from Dixie Lane which is accessed directly from US Highway 14-16-20;
51. No common maintenance of facilities is proposed;
52. No roads, drainage, sidewalks, street lighting, alleys or open spaces are proposed;
53. The subdivision is not within any Overlay District;
54. A natural drainage exists on proposed Lot 1 and terminates near the middle of the lot. The drainage may flow water during precipitation events; and
55. No open spaces, natural areas, schools or parks are proposed or required.

**WHEREAS**, the Planning & Zoning Commission concludes the proposed subdivision is generally consistent with the goals and policies of the Park County Land Use Plan and is consistent with the standards and procedures of the *2015 Park County Development Standards and Regulations*;

**NOW, THEREFORE, BE IT RESOLVED** based on the foregoing, the Planning & Zoning Commission hereby recommends approval of the sketch plan for Campbell SS-297, subject to the following conditions:

1. The applicant shall provide all easements as requested by applicable utilities and special districts, irrigation districts or public agencies providing services. The width of any utility easement shall be sufficient to allow adequate maintenance of the system, but in no case shall such utility easement be less than 20 feet in width. Easements must be identified on the final plat;
2. The applicant shall provide any amendments to the Philip J. Campbell Living Trust and the Patricia L. Campbell Living Trust, or an Affidavit stating there have been none to the Planning and Zoning Department prior to submitting a Final Plat Application;
3. The applicant shall identify Lot 101 of the Amended Philip Campbell SS-27 Subdivision and the 7-acre parcel bounding Lot 101 on it's west line, described as the West 665.36 feet of Lot 23, Tract 48, T52-R104 on the final plat;
4. The applicant shall place a note on the final plat that any further division of Lot 1 of the Campbell SS-297, the exempt remainder parcel of 100+/- acres and Lot 101 of Philip Campbell SS-27 must include the adjacent 7-acre parcel in Lot 23, Tract 48 when computing acreage for the further division of these parcels.
5. The applicant shall file a Corrective Warranty Deed together with a Record of Survey to legalize the boundary adjustment intended under Warranty Deed document no. 2022-2460;
6. The applicant shall place a note on the final plat that states: "The water quality is considered safe for human consumption, however, treatment such as reverse osmosis is recommended for more palatable water."
7. The applicant shall provide a response from Park County Public Works to the Planning and Zoning Department prior to Final Plat Review by the Board of County Commissioners;
8. The applicant shall provide a response from Rocky Mountain Power prior to Final Plat Review by the Board of County Commissioners;
9. The applicant shall place a note on the final plat stating there are no water

rights tied to the property;

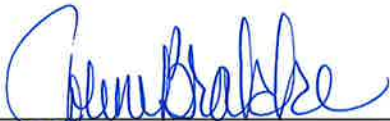
10. The applicant shall note the natural drainage location on proposed Lot 1 and place a note on the final plat stating a natural drainage exists on proposed Lot 1 and terminates near the middle of the lot. The drainage may flow water during precipitation events;
11. The applicant shall place the following note on the final plat: "Any proposed water wells on these subdivision lots shall be permitted by the Wyoming State Engineer's Office prior to installation";
12. The applicant shall otherwise comply with standards in the Park County Development Regulations and the minimum subdivision requirements as set forth in Wyoming Statute 18-5-306.

**ADOPTED** by the Park County Planning & Zoning Commission this 19<sup>th</sup> day of October, 2022.

**PLANNING AND ZONING COMMISSION  
PARK COUNTY, WYOMING**

**ATTEST:**

  
\_\_\_\_\_  
Kimberly Brandon-Wintermote, Chairman

  
\_\_\_\_\_  
Jolene Brakke, Secretary



**RESOLUTION 2022 - 41  
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMENDATION TO APPROVE  
CH HODSON SIMPLE SUBDIVISION SS-298 (SS-298) SKETCH PLAN**

**WHEREAS**, Colleen and Jerry Hodson propose to create a two-lot subdivision resulting in one 1.29-acre lot and one 5.33-acre lot for residential use;

**WHEREAS**, the proposed subdivision is classified as a simple subdivision which must comply with the Simple Subdivision Review Process;

**WHEREAS**, the application and supporting documents are in substantial compliance with Park County Development Standards and Regulations pertaining to Simple Subdivision sketch plans;

**WHEREAS**, the Planning & Zoning Commission held a duly noticed meeting on October 17, 2022 to consider the sketch plan application and made findings as follows:

1. A Simple Subdivision Permit Application, including payment, was received from Colleen and Jerry Hodson on September 15, 2022;
2. The applicants request approval of the sketch plan for a two-lot subdivision resulting in one 1.29-acre lot and one 5.33-acre lot. The lots are designated for residential use in a commercial zoning district in the Cody Local planning area;
3. Applicable regulations are the *Park County, Wyoming 2015 Development Standards and Regulations*, adopted September 15, 2015;
4. Ownership is affirmed by Warranty Deed to Jerry W. Hodson and Colleen C. Hodson, husband and wife as tenants by the entirety;
5. The subdivision is classified as a simple subdivision;
6. The property is in a commercial (C) zoning district;
7. The lot sizes proposed are consistent with the C zoning district;
8. The property is within Tract 1 of Fair Acres Subdivision, a subdivision of Lot 1, Claycomb Subdivision, Park County, Wyoming, and more particularly described as follows: The east 429.42 feet of Tract 1, Fair Acres Subdivision, according to the Plat recorded in Book "F", Page 65, Park County, Wyoming;
9. The parcel is located just north of Cody city limits with an address of 170 C Street, Cody, Wyoming;

10. Cody city limits are immediately south and east of this proposed subdivision;
11. This property is within one mile of the City of Cody; therefore, municipal review is required;
12. The City of Cody was notified of the proposed subdivision by Planning Department staff on September 22, 2022;
13. The property is surrounded primarily by land classified as residential for taxation purposes. There are some residential vacant, commercial, and exempt properties located nearby. The property itself is currently classified as commercial vacant;
14. The property has little change in elevation and is currently vacant according to the Assessor's records; however, there is a small shed and a foundation at the north end of the property;
15. Notice of Intent to Subdivide requirements have been met;
16. Simple subdivisions are exempt from public hearing requirements;
17. Agency referral requirements have been met;
18. Park County Fire District #2 provided a list of equipment typically used during emergency calls in the area;
19. Rocky Mountain Power stated they have the capacity to provide service to this proposed subdivision;
20. Park County School District #6 transportation director stated that if students live in the subdivision, bus service will be provided;
21. Cody Canal Irrigation District received a copy of the water distribution plan on September 14, 2022; however, no response from the District has been received;
22. Wyoming DEQ responded with a list of development activities that would require permitting;
23. The Park County Treasurer's Office stated property taxes are current for 2021;
24. Park County Weed & Pest stated that a Long-Term Noxious Weed Management Plan will not be required, but recommends that the applicants follow *Best Management Practices for Controlling the Spread of Noxious Weeds*;
25. Wyoming Game & Fish Department has no specific concerns with this subdivision; however, they continue to be concerned with the number of proposed subdivisions in Park County;
26. The City of Cody indicated that a natural gas pipeline is beneath the existing driveway along the east property line. The City also commented that a wetland

- determination had been made on this property;
27. The Cody Conservation District submitted a letter that described the parcel's soils, and their characteristics and limitations;
  28. The Cody Conservation District also submitted a soils report;
  29. No response has been received from USPS;
  30. No response has been received from TCT;
  31. No response has been received from Park County Public Works;
  32. No public comments have been received;
  33. A pre-application meeting was held on August 9, 2022;
  34. The Notice of Intent to Subdivide was published on September 20, 2022, and September 27, 2022, in the Cody Enterprise;
  35. A title report dated August 29, 2022, has been provided by the applicant;
  36. No new roads are proposed for this subdivision. Access is proposed via C Street;
  37. Solid waste disposal services are available from private companies;
  38. Simple subdivisions are not required to install utilities;
  39. Rocky Mountain Power has electricity to the residence on proposed Lot 1;
  40. According to the applicants, a natural gas line parallels the east property line;
  41. No confirmed hazardous features are known to exist on the property;
  42. Application submission requirements for sketch plan review have been met;
  43. Wastewater requirements pertaining to sketch plan review have been met;
  44. A SWW system that was approved for construction on May 24, 2022 indicates a depth-to-groundwater > 8 feet, and a perc rate of 10 mpi;
  45. Conventional small wastewater systems should be sufficient should this subdivision be approved and development occur;
  46. Domestic water will be provided by individual on-site wells;
  47. Analysis of a water sample from the well on proposed Lot 1 found no E-coli, total coliform, or lead. Arsenic was detected a level of 0.002 mg/L which is under the maximum contaminant level of 0.01 mg/L. Nitrogen, Nitrate + Nitrite as N was detected at a level of 4.12 mg/L which is under the maximum contaminant level of 10 mg/L. Sodium was detected at 72 mg/L – a slightly elevated level. Total

Dissolved Solids were reported at 743 mg/L which is above the maximum contaminant level of 500 mg/L. However, TDS is a secondary standard;

48. The property is not in an Agricultural Overlay District;
49. Water rights requirements pertaining to sketch plan have been met;
50. There are water rights on the property, and irrigation ditches do exist on the property;
51. An approved water distribution plan is required;
52. No stream/river passes within or adjacent to the subdivision;
53. Lot standard requirements have been met;
54. No common maintenance of facilities is proposed;
55. Easement standards apply;
56. No roads, drainage, sidewalks, street lighting or alleys are proposed;
57. The proposed subdivision is located within an Airport Overlay District; however, platting of this subdivision will not impact airport operations;
58. No portion of the proposed subdivision is in a Flood Overlay District; and
59. No open spaces, natural areas, schools, or parks are proposed or required.

**WHEREAS**, the Planning & Zoning Commission concludes the proposed subdivision is generally consistent with the goals and policies of the Park County Land Use Plan and is consistent with the standards and procedures of the *2015 Park County Development Standards and Regulations*;

**NOW, THEREFORE, BE IT RESOLVED** based on the foregoing, the Planning & Zoning Commission hereby recommends approval of the sketch plan for CH Hodson SS-298, subject to the following conditions:

1. The applicants shall provide all easements as requested by applicable utilities and special districts, irrigation districts or public agencies providing services. The width of any utility easement shall be sufficient to allow adequate maintenance of the system, but in no case shall such utility easement be less than 20 feet in width. Easements must be identified on the final plat;
2. The applicants shall place the following note on the final plat: "Any proposed water wells on these subdivision lots shall be permitted by the Wyoming State Engineer's Office prior to installation";

3. The applicants shall provide a response and approved water distribution plan from Cody Canal Irrigation District, prior to final plat review with the Board of County Commissioners;
4. The applicants shall provide an engineering review from Park County Public Works, prior to final plat review with the Board of County Commissioners;
5. The applicants shall verify whether the natural gas line located along the east property boundary is a transmission pipeline or a distribution line;
6. The final plat shall show the location of any identified wetlands;
7. The final plat shall contain a notice of the Wyoming Right to Farm and Ranch Act of 1991; and
8. The applicants shall otherwise comply with standards in the Park County Development Regulations and the minimum subdivision requirements as set forth in Wyoming Statute 18-5-306.

**ADOPTED** by the Park County Planning & Zoning Commission this 19<sup>th</sup> day of October, 2022.

**PLANNING AND ZONING COMMISSION  
PARK COUNTY, WYOMING**

**ATTEST:**

  
\_\_\_\_\_  
Kimberly Brandon-Wintermote, Chairman

  
\_\_\_\_\_  
Jolene Brakke, Secretary

**RESOLUTION 2022 - 42  
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMENDATION TO APPROVE  
FABER SIMPLE SUBDIVISION SS-299 (SS-299) SKETCH PLAN**

**WHEREAS**, Bret Faber proposes to create one 1.19-acre lot from an existing 80.02-acre parcel for residential use;

**WHEREAS**, the proposed subdivision is classified as a simple subdivision which must comply with the Simple Subdivision Review Process;

**WHEREAS**, the application and supporting documents are in substantial compliance with Park County Development Standards and Regulations pertaining to Simple Subdivision sketch plans;

**WHEREAS**, the Planning & Zoning Commission held a duly noticed meeting on October 19, 2022 to consider the sketch plan application and made findings as follows:

1. A Simple Subdivision Permit Application, including payment, sketch plan, a notice of intent to subdivide and other supporting documentation was received from Bret Faber on September 16, 2022;
2. The applicant proposes to create a subdivision comprised of a 1.19-acre lot and an exempt 78.83-acre parcel from an 80.02-acre parcel for residential use;
3. Applicable regulations are the *Park County Wyoming 2015 Development Standards and Regulations*, adopted September 15, 2015;
4. The subdivision is classified as a simple subdivision;
5. The subdivision is in the General Rural Powell (GR-P) zoning district;
6. The lot size as proposed is consistent with the GR-P zoning district;
7. Ownership is affirmed by a Warranty Deed dated September 29, 2003 (Doc. #2003-9518), from Margaret E. Hardee, Individually, and Margaret E. Hardee, as trustee under a declaration of Trust, dated December 30, 1994, Grantor, conveys and warrants to: Bret Faber, a single person;
8. The parcel is in T56N, R99W, 6<sup>th</sup> P.M., Park County, Wyoming; Farm Unit "F", according to the Farm Unit Plat, or the E1/2SW1/4 of Lot 48;
9. The property is located two miles north of Powell, on the north side of County Lane 6, and approximately 0.6 miles west of Highway 295;

10. The parcel is addressed 959 Lane 6, Powell WY 82435;
11. Proposed Lot 1 is developed with an existing 1,414 sq-ft house, a detached garage, a shed and numerous small accessory farm utility buildings;
12. The remainder parcel of the proposed subdivision is currently vacant irrigated land. The property topography is generally flat, with a slight gain in elevation from south to north;
13. Parcels directly north and south of the property are in agricultural Use. Two large agricultural parcels border the remainder parcel to the east and the west. However, the southwest and southeast corners of the remainder parcel are bordered by smaller parcels designated for residential use and are likely family exemptions;
14. The closest subdivision is L. Thompson SS-63, with Lot 1 (of the L. Thompson SS-63) being located approximately 2,700 feet to the west of proposed Lot 1;
15. The proposed subdivision is not within a mile of any municipality;
16. The Notice of Intent to Subdivide was published in the Powell Tribune on September 20, 2022 and September 27, 2022;
17. Simple subdivisions are exempt from public hearing requirements and may be approved under the Consent Agenda;
18. Agency referral requirements have been met;
19. Park County Fire Protection District #1 can provide fire protection to the subdivision;
20. The residence on proposed Lot 1 receives natural gas service by Montana-Dakota Utilities;
21. The Northwest Rural Water District provides domestic water to the residence on proposed Lot 1;
22. TCT may be able to provide internet and VOIP phone to this location, depending on line of site to one of their towers;
23. Garland Light and Power currently provides electricity to proposed Lot 1;
24. Park County School District #1 has bus service available to the subdivision;
25. The United States Post Office can provide mail service to the proposed subdivision;
26. The Park County Treasurer stated there are no delinquent taxes on the parcel;
27. DEQ provided a list of development activities that would require permitting;

28. The Wyoming Game and Fish Department does not have any terrestrial wildlife concerns;
29. Weed & Pest completed an initial survey of the proposed subdivision. A Long-Term Noxious Weed Management Plan will not be required;
30. Powell-Clarks Fork Conservation District responded with a letter and a soils report;
31. Park County Public Works has not responded;
32. Shoshone Irrigation District has not responded;
33. No public comments have been received;
34. A pre-application meeting was held on August 15, 2022;
35. Notice of Intent to Subdivide was published as required;
36. The applicant has provided a current title report with an effective date of August 30, 2022;
37. There are no new roads proposed for this subdivision;
38. Access is proposed by way of County Lane 6;
39. Solid waste disposal services can be provided by private companies;
40. Simple subdivisions are not required to install utilities; however, agency responses show that electricity, natural gas, and internet service are available;
41. No hazards are known to exist on the property;
42. Application submission requirements for sketch plan review have been met;
43. Wastewater requirements pertaining to sketch plan review have been met;
44. In 2008, the perc rate on proposed Lot 1 was determined to be 13 mpi;
45. In 2008, a depth-to-groundwater cut on proposed Lot 1 found SHGW at a depth of 6.5';
46. Conventional septic systems will likely be sufficient should this subdivision be approved and development occur;
47. Proposed Lot 1 has domestic water provided by NRWD;
48. Domestic water requirements have been met;
49. Agricultural impacts have been addressed;
50. The subdivision is in an Agricultural Overlay District;
51. The landowner is aware of the existing surrounding agricultural practices;



52. The proposed remainder parcel is not expected to be removed from agricultural use;
53. The subdivision is in the Shoshone Irrigation District;
54. A water distribution plan approved by Shoshone Irrigation District is required;
55. No stream/river passes within or adjacent to the property;
56. No state review of water rights is required;
57. Lot standard requirements have been met;
58. No common maintenance of facilities is proposed;
59. No roads, drainage, sidewalks, street lighting or alleys are proposed;
60. The subdivision is not within an airport or flood overlay district; and
61. No open spaces, natural areas, schools or parks are proposed or required.

**WHEREAS**, the Planning & Zoning Commission concludes the proposed subdivision is generally consistent with the goals and policies of the Park County Land Use Plan and is consistent with the standards and procedures of the *2015 Park County Development Standards and Regulations*;

**NOW, THEREFORE, BE IT RESOLVED** based on the foregoing, the Planning & Zoning Commission hereby recommends approval of the sketch plan for Faber SS-299, subject to the following conditions:

1. The applicant shall provide all easements as requested by applicable utilities and special districts, irrigation districts or public agencies providing services. The width of any utility easement shall be sufficient to allow adequate maintenance of the system, but in no case shall such utility easement be less than 20 feet in width. Easements must be identified on the final plat;
2. The applicant shall provide to the Planning & Zoning Department a response from the Shoshone Irrigation District, including an approved water distribution plan, prior to final plat review by the Board of County Commissioners;
3. The applicant shall provide to the Planning and Zoning Department a response from Public Works, prior to final plat review by the Board County Commissioners;
4. The applicant shall place the following note on the final plat: "Any proposed water wells on these subdivision lots shall be permitted by the Wyoming State

Engineer's Office prior to installation";

5. The final plat shall contain a notice of the Wyoming Right to Farm and Ranch Act of 1991; and
6. The applicant shall otherwise comply with standards in the Park County Development Regulations and the minimum subdivision requirements as set forth in Wyoming Statute 18-5-30.

**ADOPTED** by the Park County Planning & Zoning Commission this 19<sup>th</sup> day of October, 2022.

**PLANNING AND ZONING COMMISSION  
PARK COUNTY, WYOMING**

**ATTEST:**

  
\_\_\_\_\_  
Kimberly Brandon-Wintermote, Chairman

  
\_\_\_\_\_  
Jolene Brakke, Secretary

**RESOLUTION 2022 - 43  
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMENDATION TO APPROVE SALMO TRUTTA  
MAJOR SUBDIVISION - PRELIMINARY PLAT**

**WHEREAS**, Nicholas Grigas proposes to vacate and re-subdivide Lot 20A of the Amended Plat of 4 Star Subdivision (Lot 20) into two 5.06-acre lots, each intended for residential use;

**WHEREAS**, the application and supporting documents are in substantial compliance with Park County Development Standards and Regulations pertaining to major subdivision preliminary plats;

**WHEREAS**, the Planning & Zoning Commission held a duly noticed public hearing on August 17, 2022 for sketch plan review and they recommended approval in Resolution 2022-34;

**WHEREAS**, the Planning & Zoning Commission held a duly noticed public hearing on October 19, 2022 to consider the preliminary plat application, and made findings as follows:

1. A Preliminary Plat Application, including a copy of the Preliminary Plat and supplementary material was received from Nicholas Grigas on August 31, 2022;
2. A revised Preliminary Plat was received on September 28, 2022
3. The applicant requests approval to vacate and re-subdivide Lot 20A of the Amended Plat of 4 Star Subdivision (Lot 20) into two 5.06-acre lots, each intended for residential use;
4. Applicable regulations are the *Park County Wyoming 2015 Development Standards and Regulations*, adopted September 15, 2015;
5. This subdivision is classified as a Major Subdivision;
6. The proposed subdivision is located approximately four miles southwest of Cody at the terminus of Moonlite Drive;
7. Public notice requirements have been met;
8. One written public comment has been received citing concerns about traffic and maintenance on Moonlite Drive;
9. The Planning and Zoning Commission approved the sketch plan on August 17, 2022 via Resolution 2022-34, with conditions;
10. The applicant has provided a water distribution plan to Cody Canal Irrigation District for their review and recommendations;

11. NRWD has confirmed that water service has been secured for proposed Lot 2 and it currently serves Lot 1;
12. An approved Long-Term Noxious Weed Management Plan has been received;
13. Public Works has confirmed existing legal access and they have no concerns with the proposed subdivision;
14. DEQ declined domestic water review of the subdivision because Northwest Rural Water District service is proposed for each lot;
15. No new subdivision roads are proposed;
16. The applicant has submitted a draft Homeowners Association & Additional Covenants for Salmo Trutta Subdivision addressing maintenance of the shared driveway and irrigation facilities;
17. USPS has the ability to provide mail delivery utilizing rural mailboxes;
18. The Park County Small Wastewater Administrator has determined conventional septic systems are likely sufficient;
19. Agricultural impacts have been addressed and the proposed subdivision is not expected to impact or be impacted by area ag practices;
20. A water distribution plan has been submitted to the State Engineer's Office for review;
21. Cody Canal runs along the south boundary of the subdivision;
22. No stream or river passes through the proposed subdivision;
23. Rocky Mountain Power has been extended to and currently serves each proposed lot;
24. Black Hills Energy can provide natural gas to serve all lots, however, it is not within 400' of the proposed subdivision and will not be required to be stubbed to each lot;
25. TCT has stated they can provide terrestrial wireless, internet and VOIP phone service to this subdivision;
26. The applicant has met all lot design standards and additional design and improvement standards that apply to this subdivision must be met prior to final plat approval; and

**WHEREAS** the Planning & Zoning Commission concludes the proposed subdivision is generally consistent with the goals and policies of the Park County Land Use Plan and is consistent with the standards and procedures of the 2015 Park County Development Standards and Regulations;

**NOW, THEREFORE, BE IT RESOLVED** based on the foregoing, the Planning & Zoning Commission hereby recommends approval of the preliminary plat for the Salmo Trutta Major Subdivision, subject to the following conditions:

1. The applicant shall provide all easements as requested by applicable utilities and special districts, irrigation districts or public agencies providing services. The width of any utility easement shall be sufficient to allow adequate maintenance of the system, but in no case shall such utility easement be less than 20 feet in width. Easements must be identified on the final plat;
2. The applicant shall reference the existing Covenants for 4 Star Subdivision, as Amended, together with their recording information, on the Final Plat;
3. The applicant shall submit evidence of written approval of irrigation water rights distribution from both the State Engineer's Office and Cody Canal Irrigation District to the Planning and Zoning Department prior to final plat review; and
4. The applicant shall otherwise comply with standards in the Park County Development Regulations and the minimum subdivision requirements as set forth in Wyoming Statute 18-5-306.

**ADOPTED** by the Park County Planning & Zoning Commission this 19<sup>th</sup> day of October, 2022.

**PLANNING AND ZONING COMMISSION  
PARK COUNTY, WYOMING**

**ATTEST:**

  
\_\_\_\_\_  
Kimberly Brandon-Wintermote, Chairman

  
\_\_\_\_\_  
Jolene Brakke, Secretary

**RESOLUTION 2022 - 44  
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMENDATION TO APPROVE HEART MOUNTAIN INTERPRETIVE CENTER  
ADDITION MAJOR COMMUNITY USE SPECIAL USE PERMIT-243 (SUP-243)**

**WHEREAS**, Bowen Tubbs of Schutz Foss Architects, on behalf of Heart Mountain Wyoming Foundation submitted a Special Use Permit Application requesting review and approval of a Special Use Permit to construct an addition to the Heart Mountain Wyoming Foundation Interpretive Center. The addition will include the construction of two new structures: the Mineta-Simpson Institute and the LaDonna Zall Research Lab;

**WHEREAS**, the use is situated on a property addressed as 1539 Road 19, Powell, Wyoming, and is located northeast of the intersection of County Road 19 and U.S. Highway 14A;

**WHEREAS**, this project is defined by Park County Development Standards and Regulations as a Major community use: Community uses where the size of all buildings on site is 5,000 square feet or more, or more than once acre of land developed in association with the use, and campgrounds and recreational facilities of any size;

**WHEREAS**, the application and supporting documents are in substantial compliance with Park County Development Standards and Regulations pertaining to special use permits;

**WHEREAS**, the applicant submitted a statement on how compatibility can be achieved as required for a Special Use Permit – the proposed use will result in minimal noise and visual impacts, and is consistent with surrounding uses in this area, and adequate services and infrastructure are available, or will be made available, to serve the use;

**WHEREAS**, the Planning & Zoning Commission held a duly noticed public hearing on October 19, 2022, to consider the Special Use Permit application and made findings as follows:

1. A Special Use Permit Application, including payment, was received from Bowen Tubbs on October 19, 2022;
2. Aura Newlin, HMWF Interim Executive Director, signed the application as property owner;
3. The applicant proposes to establish an addition to the Heart Mountain Wyoming Foundation Interpretive Center;
4. The addition will include the construction of two new structures: the Mineta-Simpson

- Institute and the LaDonna Zall Research Lab;
5. All planned structures will be single-story buildings;
  6. A written statement of the proposed use, including a description of services and infrastructure, and a statement regarding compatibility and impacts, was provided with the application;
  7. The Institute will add 5,120 sq. ft. of floor space to the Center;
  8. One section of the lab will add 1,800 sq. ft. of floor space; a proposed second addition will add 2,400 sq. ft. of floor space;
  9. Applicable regulations are the *Park County, Wyoming 2015 Development Standards and Regulations* (adopted September 15, 2015);
  10. The proposed use is classified as a Major Community Use;
  11. Ownership is affirmed by Warranty Deed to Heart Mountain, Wyoming Foundation, a Wyoming Corporation, from Rodney Boutelle and Susan Boutelle (Document #2001-2078), dated April 13, 2001;
  12. The property is described as that part of Farm Unit J described as Tract 46 of Lot 25, T54N, R100W, 6<sup>th</sup> PM, Park County, Wyoming;
  13. A Special Use Permit for the Heart Mountain Interpretive Learning Center was approved by the Board of County Commissioners on June 17, 2008;
  14. The Interpretive Learning Center was described as a 11,000 sq. ft. public tour center;
  15. Minor changes to an approved Special Use Permit may be approved by the Planning Director. Otherwise, a Special Use Permit may be amended, varied, or altered only upon approval of the Board at a public hearing. If the amendment requires Site Plan Review, the request shall proceed as a new application;
  16. Major Community Use requires site plan review, and this project is not exempt from site plan review standards because it entails the construction of a building or building addition that cumulatively exceeds 5,000 square feet of floor area;
  17. The property is located within a General Rural Powell (GR-P) zoning district;
  18. Major community uses are permitted in the GR-P zoning district provided a Special Use Permit is approved;
  19. The property is addressed as 1539 Road 19, Powell, Wyoming, and is located northeast of the intersection of County Road 19 and U.S. Highway 14A;
  20. The proposed use will be located on a parcel that has little change in elevation;

21. Crop production occurs on much of the property immediately surrounding the parcel. Portions of this property not dedicated to the Interpretive Center are used for hay production;
22. Neighboring land uses are primarily agricultural;
23. Just west of the Center is land managed by BOR;
24. The property is not within a mile of a municipality, therefore municipal review is not required;
25. Public notice requirements have been met;
26. Agency referral requirements have been met;
27. The Park County Treasurer has stated that property taxes are paid current;
28. DEQ responded with a list of development activities that would require permitting.
29. The Big Horn Basin Fire Inspector indicated this proposed facility has already started the review plan process;
30. Park County Fire District #1 stated they have the ability to provide emergency services;
31. The Wyoming Game & Fish Department has no terrestrial wildlife comments;
32. Garland Light & Power stated that service to this facility will need upgrading;
33. The Heart Mountain Irrigation District provided comments regarding drainage close to the project, including no removal, excavation, or tampering with any drainage system components;
34. Park County Weed & Pest stated that a Long-Term Noxious Weed Management Plan is required;
35. Black Hills Energy has not responded;
36. Park County Public Works has responded;
37. No public comments have been received;
38. The applicant provided a statement addressing how the use will be compatible with the neighborhood and area;
39. The applicant stated the proposed addition will match the design style and scale of the existing interpretive center;
40. The applicant stated the addition will have little to no impact on adjacent properties;
41. The applicant stated the addition will have no significant impact on services and infrastructure;



42. The applicant stated the existing parking and driveways can accommodate more visitations and additional staffing;
43. A higher level of visitation is anticipated as a result of the addition;
44. The applicant expects water consumption, sewage outflow, and traffic to increase to some extent;
45. During the winter months, days and hours of operation will be Wednesday through Saturday, 10am to 5pm;
46. During the summer months, days and hours of operation will be daily, 10am to 5pm;
47. Current staff level is 13 employees;
48. The number of additional staff required is 7;
49. Staff includes both part-time and full-time employees;
50. Following construction of the addition, total occupancy of all buildings will be 892;
51. Attendance for the facility was projected to be 16,500 in calendar year 2022;
52. Actual annual attendance was 14,296, 7,678, and 16,868, respectively in 2021, 2020, and 2019;
53. The proposed use will not be within 20 feet of a county road right-of-way;
54. No covenants exist or are proposed;
55. Lighting will consist of light poles, bollards along walking paths, and small, down-directed outdoor lights on structures;
56. There are no known nonconformities on the property;
57. No nuisances have been reported;
58. The applicant has provided a Geotechnical Report;
59. A soils report is not required for this use;
60. Access is proposed from an existing driveway directly from County Road 19;
61. Domestic water for this use will be provided by a well;
62. The existing well will be abandoned because it conflicts with the proposed addition;
63. A well water sample collected in 2010 revealed the presence of total coliform, rendering the sample unsafe for human consumption;
64. The domestic water supply for the Center has the potential to be classified by DEQ as a public water supply;
65. The use is not expected to impact irrigation facilities;

66. The amount of parking required is 50 spaces;
67. The Center has 34 standard parking spaces, and two ADA accessible parking spaces;
68. The unmarked gravel lot adjacent to the paved area provides additional parking, and this area appears to be as large as the paved area;
69. Parking appears to be adequate to serve the use;
70. Wastewater disposal is currently handled by an existing septic system servicing the Center;
71. The existing septic system is sized for 1,450 gallons per day (gpd) of septage;
72. After the addition is complete, the Center will require a septic system sized for approximately 3,868 gpd of septage;
73. The current septic system is not sufficiently sized to serve the expanded use;
74. A facility that produces more than 2,000 gpd of septage requires review by Wyoming's Department of Environmental Quality, Underground Injection Control (UIC) program;
75. Electricity is provided by Garland Light & Power;
76. Electricity will be available to serve the use;
77. Natural gas is provided by Black Hills Energy;
78. Black Hills Energy has not confirmed whether they can supply natural gas sufficient to serve the expanded use;
79. No new signs are proposed;
80. Solid waste will be disposed of by a private company and according to County regulations;
81. No specific criteria are identified for this use;
82. This property is in an Agricultural Overlay District;
83. Site Plan Review is required for Major Community Use, and the use is not exempt from this requirement because the use will exceed 5,000 sq. ft. of floor area;
84. No hazardous substances will be stored, handled, or disposed of on this site;
85. The use is not expected to impact any lakes, reservoirs, or streams;
86. The use is not expected to impact any federal wetlands;
87. A runoff and erosion control plan is not required because ground disturbance will be less than one acre, and not more than 10,000 square feet of impervious surfaces

are proposed;

88. No impacts to air quality are expected with this development;
89. Impacts of the use on agriculture, and impacts of agriculture on the use have been addressed; and
90. Special Site Plan Review is not required.

**WHEREAS**, the Planning & Zoning Commission concludes the Special Use Permit Application is generally consistent with the goals and policies of the *Park County Land Use Plan*, and is consistent with the standards and procedures of the *Park County, Wyoming 2015 Development Standards and Regulations*;

**WHEREAS**, the Planning & Zoning Commission concludes the following:

1. The use is in harmony and compatible with surrounding land uses and with the neighborhood and will not create a substantial adverse impact on adjacent properties with conditions;
2. Adequate services and infrastructure are available to serve the use, or adequate services and infrastructure will be provided;
3. The use complies with all specific criteria stated in these regulations for the use;
4. The use complies with additional requirements of overlay districts, if applicable.

**NOW, THEREFORE, BE IT RESOLVED** having heard and weighed the evidence, the Planning & Zoning Commission hereby recommends approval of the special use permit for the Heart Mountain Interpretive Center Addition Special Use Permit-243 subject to the following conditions:

1. Park County noise, lighting, and other nuisance regulations shall apply;
2. The applicant shall provide evidence that the Big Horn Basin Fire Inspector has completed a fire safety inspection and approves of the use of the facility, prior to commencing the use of the expanded facility;
3. The applicant shall provide comments and recommendations from Wyoming's Department of Environmental Quality, Underground Injection Control program, regarding their review of septic requirements, prior to application review by the Board of County Commissioners;
4. The applicant shall provide comments and recommendations from Wyoming's Department of Environmental Quality, regarding their review of domestic

water requirements, prior to application review by the Board of County Commissioners;

5. The applicant shall submit an approved Long-Term Noxious Weed Management Plan to the Planning and Zoning Department, prior to application review by the Board of County Commissioners;
6. The applicant shall provide a response from Black Hills Energy, prior to application review by the Board of County Commissioners;
7. The applicant shall provide a response from Park County Public Works, prior to application review by the Board of County Commissioners; and
8. The applicant shall otherwise comply with standards in the Park County Development Standards and Regulations.

**ADOPTED** by the Planning & Zoning Commission this 19<sup>th</sup> day of October, 2022.

**PLANNING AND ZONING COMMISSION  
PARK COUNTY, WYOMING**

**ATTEST:**

  
Kimberly Brandon-Wintermote, Chairman

  
Jolene Brakke, Secretary

**RESOLUTION 2022 - 45  
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMENDATION TO APPROVE  
BARELA MINOR SUBDIVISION-70 (MS-70) SKETCH PLAN**

**WHEREAS**, Roy G. Barela proposes to create one 1.51-acre lot, one 3.30-acre lot and one 1.93-acre lot, each for agricultural and residential uses;

**WHEREAS**, a minor subdivision must comply with the Minor Subdivision Review Process;

**WHEREAS**, the application and supporting documents are in substantial compliance with Park County Development Standards and Regulations pertaining to Minor Subdivision sketch plans;

**WHEREAS**, the Planning & Zoning Commission held a duly noticed public hearing on October 19, 2022 to consider the sketch plan application and made findings as follows:

1. A Minor Subdivision Application, including payment, was received from Roy Barela on September 23, 2022;
2. A revised sketch plan was received on September 30, 2022;
3. The applicant requests approval of a three-lot subdivision consisting of one 1.51-acre lot, one 3.30-acre lot, and one 1.93-acre lot, each for agricultural and residential uses;
4. Ownership is affirmed by Warranty Deed (dated February 23, 1995, Book 263, Page 773) to Roy G. Barela;
5. Applicable Regulations for this development are the *Park County, Wyoming 2015 Development Standards and Regulations* adopted September 15, 2015 ("Regulations");
6. This subdivision is classified as a Minor Subdivision;
7. The property is in a GR-P zoning district;
8. The lot sizes as proposed are consistent with the GR-P zoning district;
9. The parcel is located within Tract 2 of Lot 98, T.55N., R.100W., 6<sup>th</sup> P.M., Park County, Wyoming;
10. The proposed subdivision is located approximately four miles west-southwest

of Powell, and approximately one mile north of US Highway 14A on the west side of County Road 14, with an address of 1002 Road 14, Powell;

11. Proposed Lots 1 and 3 are currently vacant and irrigated. A residence, septic system and accessory buildings exist on proposed Lot 2. The property is relatively flat;
12. Neighboring land uses are a combination of agricultural and residential;
13. This property is not located within one mile of any municipality; therefore, municipal review is not required;
14. Public notice requirements have been met;
15. Agency referral requirements have been met;
16. Black Hills Energy currently serves proposed Lot 2 and has the capacity to serve the subdivision;
17. Park County Fire Protection District #1 stated they can provide fire protection, provided accesses are constructed to accommodate fire equipment;
18. Powell Clarks Fork Conservation District submitted a soils report identifying one soil type that is rated as "not limited" with regard to dwellings with or without basements, small commercial buildings and septic tank absorption fields;
19. Park County School District #1 stated they will provide bus stops at all exit points onto Road 14;
20. Shoshone Irrigation District has reviewed and approved a Water Distribution Plan;
21. A buried irrigation tile drain runs across the proposed subdivision;
22. Garland Light and Power has the capacity to serve the proposed subdivision;
23. Park County Weed and Pest requires a Long-Term Noxious Weed Management Plan;
24. An approved Long-Term Noxious Weed Management Plan has been approved and provided to the Planning & Zoning Department;
25. USPS stated they are able to deliver mail for the new addresses;
26. TCT stated they have terrestrial wireless service available in this area and may be able to provide internet and VOIP phone to his location, depending on line-of-site to one of their towers;
27. Wyoming DEQ provided agency contacts and information for permitting associated with various construction activities;

28. The Park County Treasurer stated property taxes are current on this parcel;
29. Wyoming Game & Fish stated they have no major concerns with this subdivision, but they do continue to have concerns with the number of subdivisions proposed recently in Park County;
30. Park County Public Works has provided a response;
31. No public comments have been received;
32. Application submission requirements for sketch plan have been met;
33. A pre-application meeting was held on July 26, 2022;
34. Access to proposed Lot 1 will be directly from County Road 14 or County Lane 11. Access to proposed Lots 2 and 3 will be directly from County Road 14;
35. No hazardous features are known to exist on the property;
36. Wastewater requirements pertaining to sketch plan review have been met;
37. Due to slow percolation rates, nonconventional septic systems may be required;
38. Domestic water requirements pertaining to sketch plan review have been met;
39. Domestic water will be provided by on-site wells;
40. A well water sample was collected from a well located at 1002 County Road 14. Total Coliform Bacteria was detected in the sample;
41. The same water well was retested (after a recommended treatment procedure was followed) for Total Coliform Bacteria and E-Coli Bacteria and the sample was absent of both. Therefore, the water meets the Safe Drinking Water Act Standards for bacteria;
42. The well water sample failed to detect Lead or Arsenic. Nitrogen, Nitrate + Nitrite as N was detected at a level of 5.46 mg/L which is under the maximum contaminant level of 10 mg/L. Total Dissolved Solids were reported at 621 mg/L (objectionable), which is above the maximum contaminant level of 500; however, TDS is a secondary standard;
43. Agricultural impacts have been addressed including impacts to and from agricultural activities on or near the property;
44. Water rights requirements pertaining to sketch plan review have been met;
45. No stream/river passes within or adjacent to the proposed subdivision lots;

46. Electricity is not adjacent to each lot;
47. Natural gas is not stubbed to each lot line;
48. Utility requirements have not been met; therefore, a Subdivision Improvements Agreement will be required;
49. Lot standards have been met;
50. Common maintenance of facilities is not proposed;
51. An HOA will not be required unless common facilities maintained by lot owners are proposed;
52. The subdivision is not within any Overlay District; and
53. No open spaces, natural areas, schools or parks are proposed or required.

**WHEREAS**, the Planning & Zoning Commission concludes the proposed subdivision is generally consistent with the goals and policies of the Park County Land Use Plan and is consistent with the standards and procedures of the *2015 Park County Development Standards and Regulations*;

**NOW, THEREFORE, BE IT RESOLVED** based on the foregoing, the Planning & Zoning Commission hereby recommends approval of the sketch plan for Barela Minor Subdivision-70 (MS-70), subject to the following conditions:

1. The applicant shall provide all easements as requested by applicable utilities and special districts, irrigation districts or public agencies providing services. The width of any utility easement shall be sufficient to allow adequate maintenance of the system, but in no case shall such utility easement be less than 20 feet in width. Easements must be identified on the final plat;
2. The applicant shall show the location of the buried irrigation tile drain on the final plat;
3. The applicant shall place a condition on the final plat that any access approach that is intended to serve the lots of this subdivision shall meet Park County Road & Bridge Standards and will require a Right-of-Way Permit from Park County Public Works Department;
4. Following Board approval of the sketch plan and prior to the Board's review of the final plat, the applicant shall submit an appropriate Subdivision Improvements Agreement addressing all applicable required improvements (ex. utilities, etc.) for review by staff and approval of the County Attorney and



the Board;

5. The applicant shall place the following note on the final plat: "Any proposed water wells on these subdivision lots shall be permitted by the Wyoming State Engineer's Office prior to installation";
6. The final plat shall contain a notice of the Wyoming Right to Farm and Ranch Act of 1991; and
7. The applicant shall otherwise comply with standards in the Park County Development Regulations and the minimum subdivision requirements as set forth in Wyoming Statute 18-5-306.

**ADOPTED** by the Park County Planning & Zoning Commission this 19<sup>th</sup> day of October, 2022.

**PLANNING AND ZONING COMMISSION  
PARK COUNTY, WYOMING**

**ATTEST:**



Kimberly Brandon-Wintermote, Chairman



Jolene Brakke, Secretary



**Park County Planning & Zoning Department**

1002 Sheridan Avenue, Suite #109

Cody, Wyoming

(307) 527-8540

**PARK COUNTY PLANNING & ZONING COMMISSION**

Meeting 1:00 P.M., **Wednesday, October 19, 2022** in the Alternate Emergency Operating Center (EOC Room), basement of the Courthouse Addition  
1002 Sheridan Ave. Cody, WY.

This is a regular meeting of the Park County Planning & Zoning Commission open to the public. For more information please contact the Park County Planning & Zoning Department at 527-8540, 754-8540, or 1-800-786-2844.

**APPROVAL OF MINUTES**

Approve minutes from September 21, 2022 meeting.

**CONSENT AGENDA**

[Campbell SS-297 Sketch Plan](#)

[CH Hodson SS-298 Sketch Plan](#)

[Faber SS-299 Sketch Plan](#)

**REGULAR AGENDA**

[PUBLIC HEARING – Salmo Trutta Preliminary Plat](#)

[PUBLIC HEARING – Heart Mountain Interpretive Center Addition SUP-243](#)

[PUBLIC HEARING – Barela MS-70 Sketch Plan](#)

**OTHER BUSINESS**

1. Chair's Report
2. Planning Director's Report

**ADJOURN**

**PLEASE SIGN IN**  
**PLANNING and ZONING COMMISSION**  
**REGULAR MEETING**  
**October 19, 2022**

Salmo Trutta Preliminary Plat  
Heart Mountain Interpretive Center Addition SUP-243  
Barela MS-70 Sketch Plan

	Please <b>PRINT</b> your name	Name of the <b>HEARING OF INTEREST</b>	DO YOU WISH TO SPEAK
1	Colleen Susan Hodson	Hodson	no
2	Phil Campbell	Campbell	
3	Aura Newton	Heart Mountain	no
4	Cally Steussu	Heart Mountain	No
5	By B Barela	Miss Sub MS-70	
6	Lady A. Schatz	Salmo Trutta	yes
8	Gott Lewis	BERZLA MS	yes
9	Deni Hirsh	Heart Mountain Wyoming Fdtn	
10	Bowen Tubbs	Heart Mountain	no
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